



**City of Santa Barbara**  
Airport Department

**DATE:** January 19, 2011

**TO:** Airport Commission

**FROM:** Karen Ramsdell, Airport Director

**SUBJECT:** Lease Agreement – Servexcel Corporation, dba Santa Barbara Window Cleaning, We Do Windows

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Servexcel Corporation, Inc., a California Corporation, dba Santa Barbara Window Cleaning and We Do Windows, for 748 square feet of office and storage space in Building 311, Units A & B, at 1407 Norman Firestone Road, at the Santa Barbara Airport, effective February 1, 2011, for a monthly rental of \$804, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located north of Hollister Avenue in an Airport Facilities (AF) zone.

Servexcel has been a tenant in good standing at the Airport since October 1, 1998. Servexcel operates a window washing service. The Premises will be used for office, dispatching, and storage space. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.075 per square foot for industrial space, and is comparable to other buildings and land on the Airport for similar use and in similar condition. The current Industrial rate ranges from \$.95 to \$1.50. The industrial category includes R&D, workshop, and assembly space, but may also reflect a combination of uses including office and storage space that is unique to a particular tenant. The new rental represents a 1.5% increase over the previous year.

In addition, Servexcel will also pay monthly utility charges of \$70 for electricity, \$65.50 or metered amount, whichever is greater, for water and \$35.25 for sewer service in Unit B, and \$33 for water and sewer service in Unit A.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map